

Retail Unit

207 Amesbury Avenue, London, SW2 3BJ



To Let

Retail unit within a parade

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**AVISON
YOUNG**

Retail premises to let

207 Amesbury Avenue

Location

The property is located within a parade of shops in Streatham near the junction of Amesbury Avenue and Hillside Road. Both the A23 (Streatham Road) and Streatham Hill National Railway Station are a short walk from the property.

Description

The property consists of a ground floor lock-up shop,

The space would suit a variety of different occupiers; it has most recently been used as a beauty salon. The frontage provides excellent visibility and display areas.

Accommodation

The premises are arranged over the ground floor, providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	670	62.2

Rent

£11,000 pax

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Lease Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed at a rateable value of £8,400 (2023).

Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is C (70). The certificate is available online.

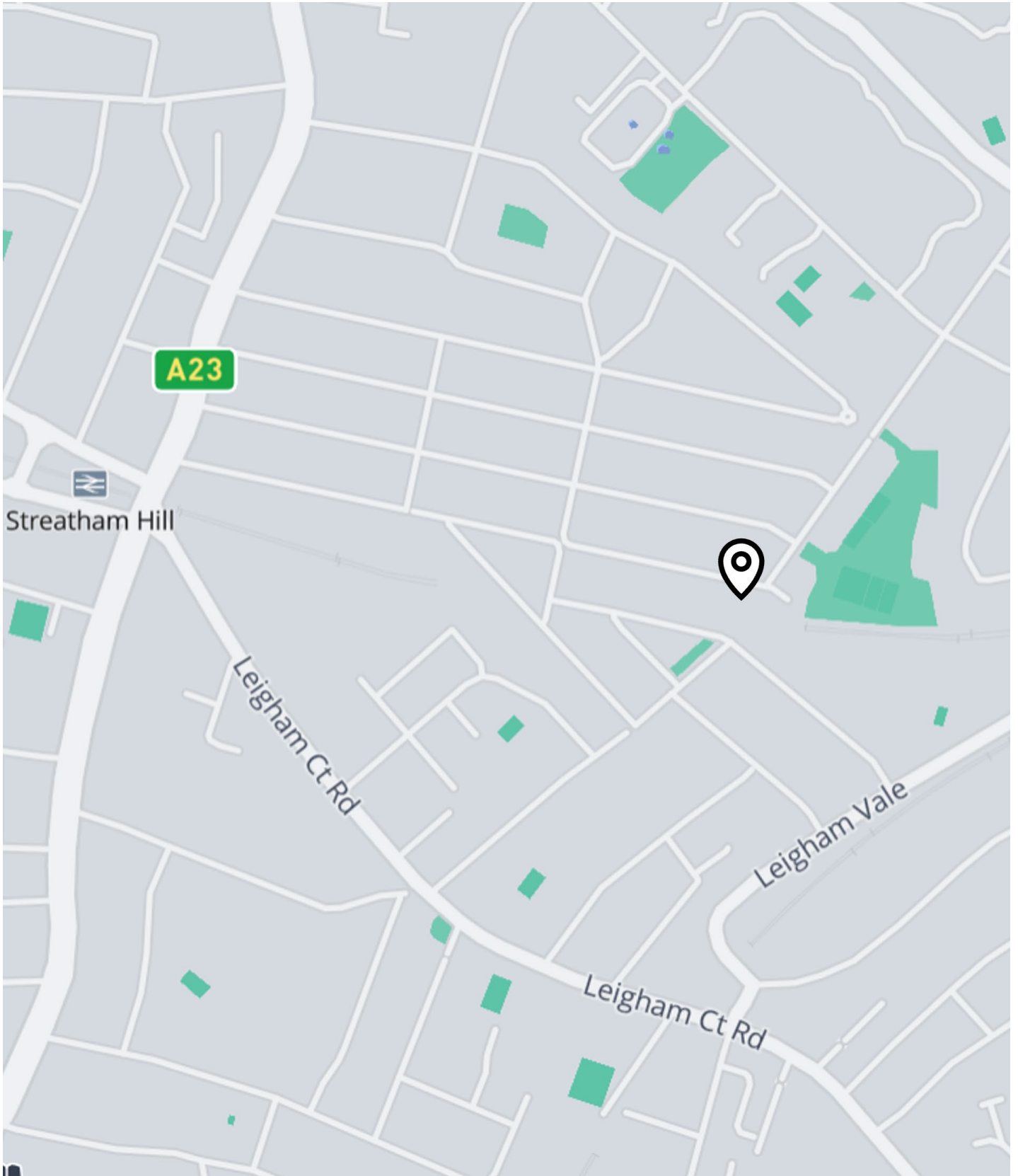
Legal Costs

The ingoing tenant shall be required to pay the landlord's reasonable legal fees.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting-out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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1. Corporate structure and ownership details.
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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